



For Sale: Land

2850 Prince of Wales Drive, Ottawa ON

1.96 acres of land for sale in Ottawa, Ontario

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2850 Prince of Wales Drive

1.96 acres of land for sale in Ottawa, Ontario



Land Size

1.96 Acres



Zoning

DR -
Development
Reserve Zone



Price

\$995,000



Services

Rural Services in
Place



Listing Agents

Ian Shackell*

Partner

613.963.2633

ishackell@lennard.com

Matt Shackell*

Vice President

613.963.2636

mshackell@lennard.com

*Sales Representative

Overview:

Prime Development Opportunity | 1.96 Acres | Exceptional Exposure

Unlock the potential of this 1.96-acre development reserve parcel located along the high-visibility corridor of Prince of Wales Drive, just south of Fallowfield Road. Formerly a residential site (house now removed), this versatile property is positioned in a rapidly growing area with strong development momentum.

Property Highlights:

- Zoning: Development Reserve (DR) – Residential permitted; Light Industrial (IL) potential subject to rezoning
- Location: Excellent frontage on Prince of Wales Drive, minutes from major arteries and amenities
- Utilities: Rural services in place – including well, septic, hydro, and Bell service
- Development Potential: Ideal for residential infill or light industrial uses, depending on planning strategy

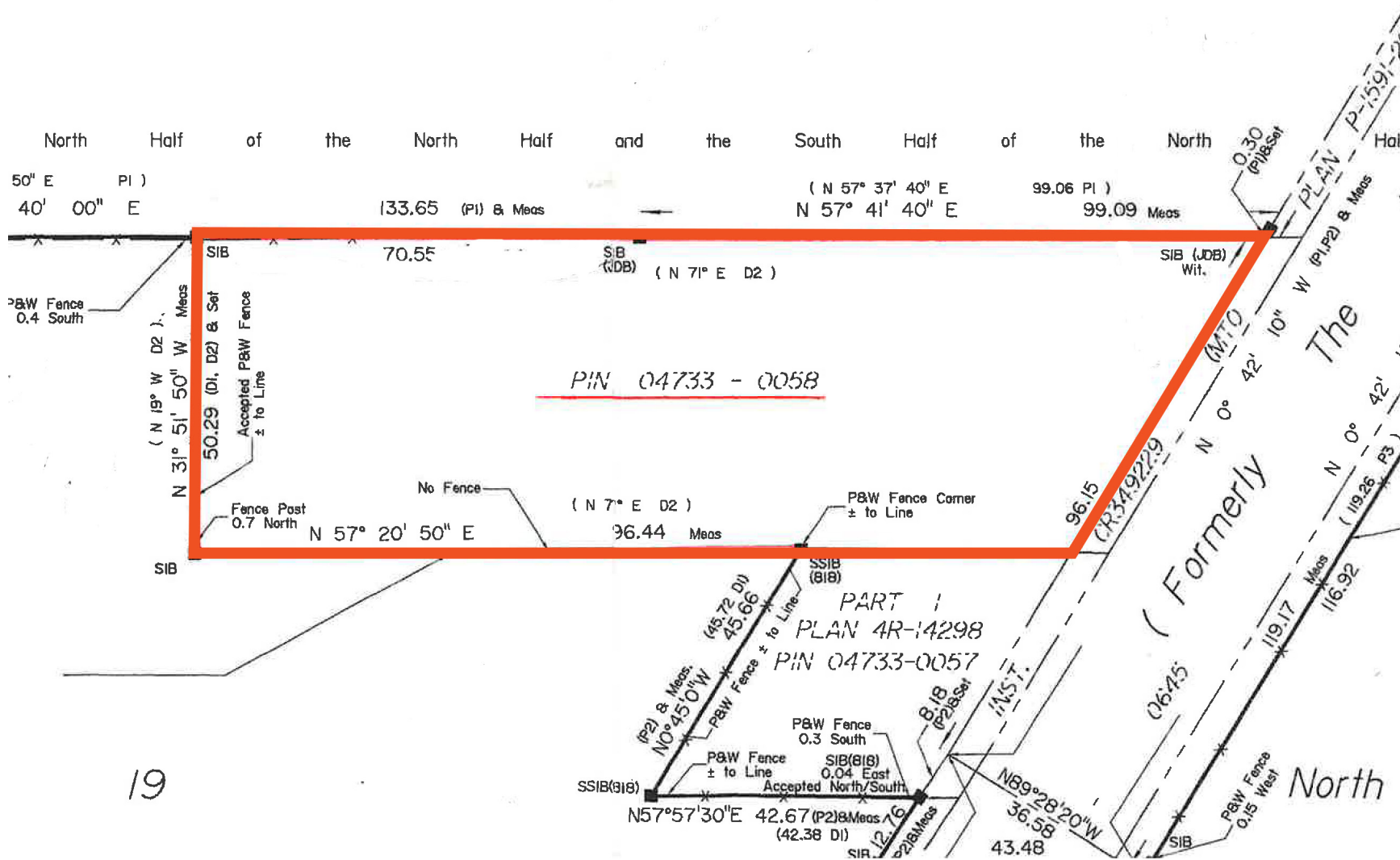
A rare opportunity to acquire a strategically located parcel with flexible use options in a high-growth area of Ottawa. Perfect for developers, investors, or end-users looking to establish a foothold in a dynamic corridor.

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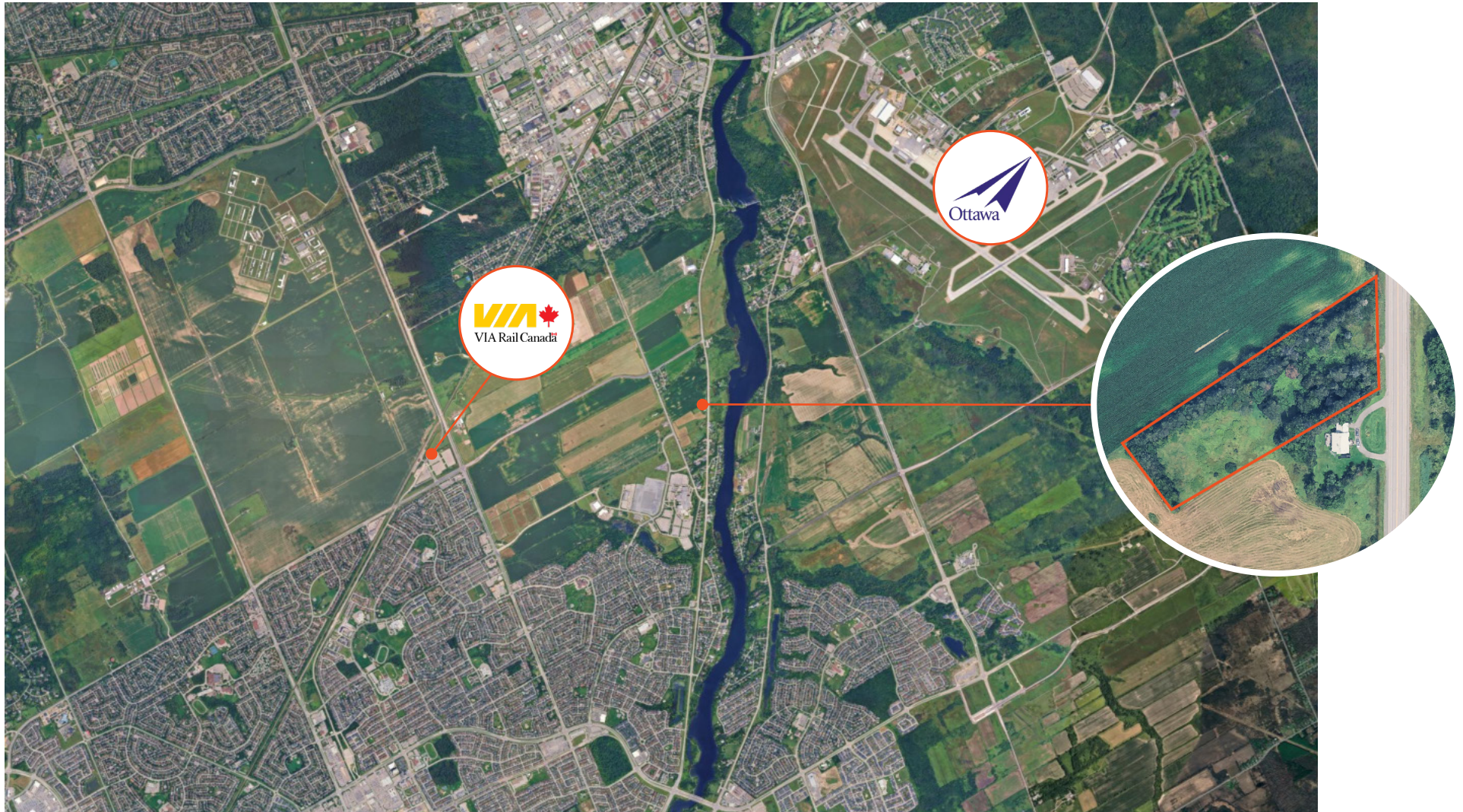
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Vice President
613.963.2636
mshackell@lennard.com

Lennard:

420-333 Preston Street, Ottawa
613.963.2640
lennard.com

*Sales Representative **Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.